

SITE NOTES

ZONING:
101-U B5

ZONING AGENCY:
CITY OF SEATTLE
D.C.L.U.
710 SECOND AVENUE, SUITE 700
SEATTLE, WA 98104-1703
(206) 684-8875

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW.
CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING
DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

ASSESSOR'S TAX I.D. NOS.:
PARCEL A: 213820-0708-06
PARCEL B: 292404-9089-00

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY
16, 1985, COMMUNITY PANEL NO. 5303300640F, AND IS SITUATED IN
ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

BEARINGS:
BASED ON CITY OF SEATTLE ENGINEERS MAP SW 1/4 SECTION 29,
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

VERTICAL DATUM:
U.S.C. & G.S.
BASED ON BENCHMARK "DUWAMISH NO. 4" 3 3/4" BRASS IN CONCRETE
FOOTING SW CORNER OF CONCRETE BUILDING WEST SIDE OF 8TH AVE. SOUTH
& END OF STREET OF EAST BANK OF DUWAMISH RIVER. ELEVATION 13.99

AREA:
SITE AS SHOWN CONTAINS 420,902 SQUARE FEET OR 9.6626 ACRES, MORE
OR LESS.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED
BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE
FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS.
FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO
DESIGN CONTACT THE UTILITY OWNER/AGENCY.

UTILITY PROVIDERS:

SANITARY SEWER
SEATTLE PUBLIC UTILITIES - MAINTENANCE & OPERATIONS
DRAINAGE & WASTEWATER DIVISION
DEXTER HORTON BUILDING, 10TH FLOOR
710 2ND AVENUE,
SEATTLE, WA 98104
(206) 233-1537

STORM DRAINAGE

SEATTLE PUBLIC UTILITIES - MAINTENANCE & OPERATIONS
DRAINAGE & WASTEWATER DIVISION
DEXTER HORTON BUILDING, 10TH FLOOR
710 2ND AVENUE,
SEATTLE, WA 98104
(206) 233-1537

WATER
SEATTLE PUBLIC UTILITIES - RESOURCE MANAGEMENT
WATER QUALITY & SUPPLY
710 2ND AVENUE
SEATTLE, WA 98104
(206) 684-5854

POWER
SEATTLE CITY LIGHT - SOUTH ANNEX
151 SOUTH LANDER STREET
SEATTLE, WA 98134
(206) 654-2749

NATURAL GAS
PUGET SOUND ENERGY
815 MERCER STREET
SEATTLE, WA 98109
1-888-321-7779

TELEPHONE
U.S. WEST LDA GROUP
P.O. BOX 625001
LITTLETON, CO 80162
1-800-526-3557

DESCRIPTION:

PARCEL A:
THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF THE ABANDONED BEDS OF THE
DUWAMISH RIVER LYING WITHIN SAID QUARTER SECTIONS;

TOGETHER WITH THAT PORTION OF SOUTH ORCHARD STREET, AS VACATED
UNDER ORDINANCE NO. 50034;

TOGETHER WITH THOSE PORTIONS OF LOTS 9 AND 10, BLOCK 7, AND
TRACTS 21, 22 AND 23 OF THE DUWAMISH INDUSTRIAL ADDITION TO THE
CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
21 OF PLATS, PAGE 65, KING COUNTY, WASHINGTON, ALL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 29;
THENCE NORTH 00°57'26" EAST ALONG THE CENTERLINE OF SAID
SECTION 29; A DISTANCE OF 2256.41 FEET TO A POINT ON THE NORTH
MARGIN OF SOUTH GARDEN STREET, AS DEDICATED IN SAID PLAT; SAID
POINT BEING THE TRUE POINT OF BEGINNING;
THENCE WEST ALONG SAID MARGIN, 353.23 FEET (393.23 PER
DESCRIPTION);
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET;
THENCE WEST ALONG THE SOUTH MARGIN OF GARDEN STREET PROJECTED
418.36 FEET TO A POINT ON THE EASTERLY MARGIN OF THE COMMERCIAL
WATERWAY DISTRICT NO. 1;

THENCE NORTH 43°32'00" WEST ALONG SAID EASTERLY MARGIN, 717.91
FEET TO A POINT ON THE SOUTH MARGIN OF SOUTH MYRTLE STREET
PRODUCED WESTERLY AS DEEDED TO THE CITY OF SEATTLE BY DEED
RECORDED UNDER RECORDING NO. 833369;
THENCE SOUTH 89°59'17" EAST ALONG SAID SOUTH MARGIN, 228.47
FEET;
THENCE NORTH 63°10'07" EAST, A DISTANCE OF 88.58 FEET TO THE
CENTERLINE OF SOUTH MYRTLE STREET;
THENCE SOUTH 48°57'17" EAST, A DISTANCE OF 60.93 FEET TO THE
SOUTH MARGIN OF SOUTH MYRTLE STREET PRODUCED WESTERLY AND THE
NORTHWEST CORNER OF A TRACT OF LAND DEEDED UNDER RECORDING NO.
2733678;
THENCE SOUTH 89°59'17" EAST ALONG SAID SOUTH MARGIN, 581.76
FEET TO THE WESTERLY MARGIN OF 7TH AVENUE SOUTH;
THENCE SOUTH 00°00'43" WEST ALONG SAID WEST MARGIN, 259.87 FEET
TO THE SOUTH MARGIN OF SOUTH ORCHARD STREET;
THENCE CONTINUING SOUTH 00°00'43" WEST, A DISTANCE OF 70.71
FEET;
THENCE WEST, A DISTANCE OF 22.78 FEET;
THENCE SOUTH 00°03'53" WEST, A DISTANCE OF 124.71 FEET TO A
POINT THAT IS 5.00 FEET NORTH OF THE NORTH MARGIN OF SOUTH GARDEN
STREET;
THENCE EAST ON A LINE THAT IS PARALLEL WITH A SAID NORTH MARGIN,
401.93 FEET THE EAST LINE OF THE WEST 10.00 FEET OF LOT 9, BLOCK
7 OF SAID PLAT;
THENCE SOUTH 00°08'57" EAST ALONG SAID EAST LINE, 5.00 FEET TO
THE NORTH MARGIN OF SOUTH GARDEN STREET;
THENCE WEST, A DISTANCE OF 48.28 FEET TO THE TRUE POINT OF
BEGINNING.

PARCEL B:
THOSE PORTIONS OF THE ABANDONED BEDS OF THE DUWAMISH RIVER LYING
WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
29, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF TRACTS 19 AND 20, DUWAMISH
INDUSTRIAL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 65, IN KING COUNTY,
WASHINGTON, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 29;
THENCE NORTH 00°57'26" EAST ALONG THE CENTERLINE OF SAID
SECTION 29, A DISTANCE OF 1978.47 FEET TO A POINT ON THE NORTH
MARGIN OF SOUTH OTHELLO STREET, AS DEDICATED IN SAID PLAT;
THENCE NORTH 89°58'57" WEST ALONG SAID RIGHT-OF-WAY, 477.56
FEET TO THE SOUTHWEST CORNER OF SAID TRACT 20 AND THE TRUE POINT
OF BEGINNING;
THENCE SOUTH 20°44'33" EAST, A DISTANCE OF 53.47 FEET TO THE
NORTHWEST CORNER OF TRACT 16 OF SAID PLAT;
THENCE SOUTH 100°03'29" WEST, A DISTANCE OF 38.93 FEET TO THE
EASTERLY MARGIN OF COMMERCIAL WATERWAY DISTRICT NO. 1 AND THE
MOST WESTERLY CORNER OF TRACT 16;
THENCE NORTH 49°00'00" WEST ALONG SAID EASTERLY MARGIN, 65.71
FEET TO A POINT OF INTERSECTION OF COMMERCIAL WATERWAY DISTRICT
NO. 1 MARGIN;
THENCE CONTINUING ALONG SAID EASTERLY MARGIN NORTH 43°32'00"
WEST, A DISTANCE OF 365.49 FEET TO THE SOUTH LINE OF SOUTH GARDEN
STREET PROJECTED WESTERLY;
THENCE ALONG SAID PROJECTION LINE AND THE SOUTH MARGIN OF SOUTH
GARDEN STREET AND THE NORTH LINE OF SAID TRACTS 19 AND 20 EAST, A
DISTANCE OF 369.87 FEET TO A POINT ON A LINE THAT IS 700.00 FEET
WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 17 OF SAID PLAT;
THENCE SOUTH 00°08'57" EAST, A DISTANCE OF 219.78 FEET TO THE
NORTH MARGIN OF SOUTH OTHELLO STREET AND THE SOUTH LINE OF SAID
TRACT 20;
THENCE NORTH 89°58'57" WEST, A DISTANCE OF 81.24 FEET ALONG
SAID MARGIN TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT A OF LOT LINE ADJUSTMENT NO. 8708120, AS
RECORDED UNDER RECORDING NO. 8809140174).

PARCEL C:
A PERPETUAL EASEMENT FOR RAIL INGRESS AND EGRESS AS GRANTED IN
INSTRUMENTS RECORDED UNDER RECORDING NOS. 8208130666, 8212100106
AND 8212100107, SAID EASEMENT BEING APPURTENANT TO THAT PORTION
OF PARCEL A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER SECTION CORNER OF SAID SECTION
29;

THENCE NORTH 00°57'26" EAST ALONG THE CENTERLINE OF SAID
SECTION 29; A DISTANCE OF 1978.47 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF SOUTH OTHELLO STREET, AS DEDICATED IN SAID
PLAT OF DUWAMISH INDUSTRIAL ADDITION AND THE SOUTH LINE OF TRACT
18;
THENCE NORTH 89°58'57" WEST, A DISTANCE OF 477.56 FEET ALONG
SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF TRACT 20 OF
SAID DUWAMISH INDUSTRIAL ADDITION;
THENCE NORTH 20°44'33" WEST ALONG THE WEST LINE OF SAID TRACT
20, A DISTANCE OF 234.98 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH
GARDEN STREET;
THENCE NORTH 14°58'53" WEST, A DISTANCE OF 62.11 FEET TO THE
NORTH RIGHT-OF-WAY LINE OF SAID SOUTH GARDEN STREET, AND THE
SOUTHWEST CORNER OF SAID TRACT 23, AND BEING THE TRUE POINT OF
BEGINNING;
THENCE DUE WEST ON THE EXTENSION OF THE SOUTH LINE OF SAID TRACT
23, A DISTANCE OF 35.93 FEET;
THENCE NORTH 32°39'30" WEST, 380.00 FEET;
THENCE NORTH 60°33'54" WEST, 18.60 FEET;
THENCE NORTH 30°14'48" WEST, 132.00 FEET;
THENCE NORTH 00°00'43" EAST, 18.29 FEET TO THE SOUTH RIGHT-OF-
WAY LINE OF SOUTH MYRTLE STREET;
THENCE SOUTH 89°59'17" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE
OF SOUTH MYRTLE STREET, A DISTANCE OF 57 FEET TO THE WESTERLY
RIGHT-OF-WAY LINE OF 7TH AVENUE SOUTH;
THENCE SOUTH 00°00'43" WEST ALONG THE WEST LINE OF 7TH AVENUE
SOUTH, A DISTANCE OF 259.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE
OF SOUTH ORCHARD STREET AND THE NORTH LINE OF SAID TRACT 21;
THENCE SOUTH 89°58'32" EAST ALONG SAID RIGHT-OF-WAY LINE, A
DISTANCE OF 16.08 FEET;
THENCE DUE SOUTH 70.70 FEET;
THENCE DUE WEST 38.84 FEET;
THENCE SOUTH 00°03'53" WEST, A DISTANCE OF 128.70 FEET TO THE
NORTH RIGHT-OF-WAY LINE OF SOUTH GARDEN STREET AND BEING THE
SOUTH LINE OF SAID TRACT 23
THENCE DUE WEST ALONG SAID RIGHT-OF-WAY LINE AND SOUTH LINE OF
TRACT 23, A DISTANCE OF 227.84 FEET TO THE TRUE POINT OF
BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE ABOVE DESCRIPTION,
FURNISHED BY PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC.,
COMMITMENT NO. 330269, DATED DECEMBER 2, 1997. THE EASEMENTS
SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT
SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR
THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO,
THE FOLLOWING:

FOR: RAILROAD SIDE TRACTS
IN FAVOR OF: NATIONAL SHIPBUILDING COMPANY
DISCLOSED BY INSTRUMENT: FEBRUARY 7, 1918
RECORDED: 1190290
AFFECTS: AN UNDISCLOSED PORTION OF
TRACTS 21 AND 22 OF PARCEL A

3. AN EASEMENT AFFECTING THE PORION OF SAID PREMISES AND FOR
THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO,
THE FOLLOWING:

FOR: PRIVATE RAILROAD SPUR TRACTS
IN FAVOR OF: INTER-OCEAN BARGE & TRANSPORT
DISCLOSED BY INSTRUMENT: COMPANY
RECORDED: JULY 16, 1919
RECORDING NO.: 1325997
AFFECTS: UNDISCLOSED PORTIONS OF SAID
PREMISES AND OTHER PROPERTY

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR
THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO,
THE FOLLOWING:

FOR: RAILROAD SPUR TRACKS
IN FAVOR OF: ROTHERT STEEL CORPORATION
DISCLOSED BY INSTRUMENT: APRIL 28, 1926
RECORDED: 2175925
AFFECTS: AN UNDISCLOSED PORTION OF
TRACTS 21 AND 22 OF PARCEL A

5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR
THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO,
THE FOLLOWING:

FOR: RAILROAD SIDE TRACK
IN FAVOR OF: CONTINENTAL CAN COMPANY, INC.
DISCLOSED BY INSTRUMENT: SEPTEMBER 1, 1932
RECORDED: 2733678
AFFECTS: AN INDETERMINATE PORTION OF
PARCEL A AND OTHER PROPERTY

6. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN,
INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: CONTINENTAL CAN COMPANY
PURPOSE: RAIL INGRESS AND EGRESS
AREA AFFECTED: THE SOUTHERLY 5 FEET OF PARCEL
A LOCATED IN LOTS 9 AND 10,
BLOCK 7 AND OF TRACTS 21 AND
22 AND OTHER PROPERTY
AUGUST 13, 1982
RECORDING NO.: 8208130666

SAID EASEMENT CONTAINS A PROVISION FOR THE GRANTEE BEARING THE
COST OF INSPECTION, MAINTENANCE, IMPROVEMENT, REPAIRING,
CONSTRUCTION, RECONSTRUCTION, LOCATION OR RELOCATION OF THE RAIL
TRACKS, IMPROVEMENTS THERETO OR RELOCATION THEREOF.

7. COVENANT TO BEAR THE COST OF CONSTRUCTION OR REPAIR OF PERPETUAL
EASEMENT FOR RAIL INGRESS AND EGRESS. EASEMENT FOR WHICH WAS
GRANTED OVER ADJACENT PROPERTY BY INSTRUMENT RECORDED UNDER
RECORDING NUMBER 8212100106.

8. COVENANT TO BEAR THE COST OF CONSTRUCTION OR REPAIR OF PERPETUAL
EASEMENT FOR RAIL INGRESS AND EGRESS. EASEMENT FOR WHICH WAS
RECORDED UNDER RECORDING NUMBER 8212100107.

10. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN,
INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: CITY OF SEATTLE, A MUNICIPAL
CORPORATION
PURPOSE: INSTALL, CONSTRUCT, ERECT,
ALTER, REPAIR, ENERGIZE,
OPERATE AND MAINTAIN ELECTRIC
UNDERGROUND DISTRIBUTION
FACILITIES
AREA AFFECTED: THE SOUTHERLY 5 FEET OF LOTS 9
AND 10, BLOCK 7, TRACTS 21, 22
AND 23 OF PARCEL A AND OTHER
PROPERTY
RECORDED: APRIL 2, 1986
RECORDING NO.: 860402666

11. RESERVATION CONTAINED IN CITY OF SEATTLE ORDINANCE NO.
112815, AS RECORDED UNDER RECORDING NO. 8605150946, AS
FOLLOWS:

RESERVING TO THE CITY OF SEATTLE THE RIGHT TO MAKE ALL
NECESSARY SLOPES FOR CUTS OR FILLS UPON THE ABOVE DESCRIBED
PROPERTY IN THE REASONABLE ORIGINAL GRADING OF ANY RIGHTS-
OF-WAY ABUTTING UPON SAID PROPERTY AFTER SAID VACATION.

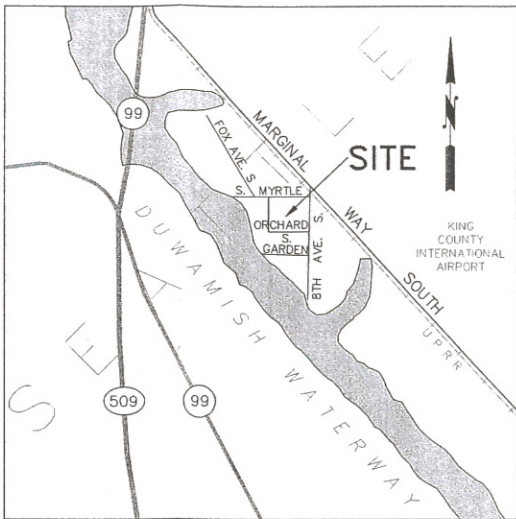
AFFECTS: VACATED GARDEN STREET IN
PARCEL A

12. COVENANTS AND CONDITIONS CONTAINED IN CITY OF SEATTLE LOT
LINE ADJUSTMENT NO. 8708120, RECORDED UNDER RECORDING NO.
8809140174.

13. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR
FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING
OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE
PLAT.

14. LIABILITY TO ASSESSMENTS FOR GENERAL TAXES, AS TO THAT
PORTION OF SOUTH GARDEN STREET, VACATED BY CITY OF SEATTLE
ORDINANCE NO. 112815; IT APPEARS THAT SAID PROPERTY IS NOT
YET CARRIED OR BEING TAXED ON THE GENERAL TAX ROLLS.

AFFECTS: PARCEL A



VICINITY MAP

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 98046-01
REGISTERED LAND SURVEYOR NO.: 30448
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.,
2009 MINOR AVENUE EAST
SEATTLE, WASHINGTON 98102
TELEPHONE: (206) 323-4144
CERTIFIED TO: PACIFIC NORTHWEST TITLE
COMPANY OF WASHINGTON, INC.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES
ITEMS 1, 2, 3, 4, 5, 6, 7A, 8, 9, 10, 11A-D, 12 AND 13, OF TABLE
"A," THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS
ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS
CERTIFICATION) OF A(N) "URBAN" SURVEY."

DARRELL C. NANCE P.L.S. NO. 30448

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE
WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO
OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.



BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
(206) 323-4144
2009 MINOR AVENUE EAST
SEATTLE, WASHINGTON 98102
FAX# (206) 323-7135
E-MAIL: INFO@BRHINC.COM



NO.	REVISION	DATE
1	REVISED SITE AREA	05-07-98

ACSM/ALTA LAND TITLE SURVEY
SEATTLE IRON & METALS
KPFF
SEATTLE, KING COUNTY
WASHINGTON

drawn by: CCM
checked by: DCN
scale: 1"=50'
date: 03-98

job no.: 98046.01
sheet 3 of 3

RECORD CONSTRUCTION DRAWING

C3.3